

HUMMERSTONE & HAWKINS

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'E' CLASS PREMISES IN PLUMSTEAD AVAILABLE TO LET



'E' class premises in Plumstead available to let.

Open plan floor area of around 350 square feet.

Fronting onto a busy street with high footfall.

On street customer parking opposite the property.

Would suit a variety of 'E' class uses.

Available on a new lease, terms negotiable.

43 Herbert Road

Plumstead

SE18 3SZ

Tenure: TO LET

Rental: £13,000 per annum

Hummerstone & Hawkins
Tel: 0208 303 1061

LOCATION:

Plumstead is a district of South East London located in the London Borough of Greenwich. It is located some 2 miles east of Woolwich, approx. 3.5 miles north-west of Bexleyheath and around 2 miles north of Welling.

The subject property is situated in an established retail area and is in the vicinity of many other shops which apart from a Co-op convenience store, and a Corals & Ladbrokes bookmakers are mainly independent and specialist retailers. Herbert Road which is located just off Plumstead Common Road is a busy local shopping with the area surrounding predominately comprising a variety of residential flats and houses. Plumstead train station has a mainline service to London Cannon Street with a journey time of approximately 30 minutes. The A2 at Shooters Hill is some 3 miles away.

DESCRIPTION:

A ground floor 'A1' lock up which has recently become available to let again after for several years trading as an African Grocery Store. A single entrance door leads in to an open plan retail area of approximately 350sq.ft / 32.5sq.m. At the rear there are two doors, one leading to the toilet and the other to a storage cupboard.

For customers there is parking both along Herbert Road and in nearby Eglington Road.

RENT:

Rental offers are invited in the region of £13,000 per annum.

TERMS:

The premises are available by way of a new FR&I lease upon terms to be agreed, A minimum rental deposit of 3 months will be required.

EPC:**RATES:**

We understand from the VOA (Valuation Office Agency) website that the premises has a rateable value of £7,700 per annum, which means the business will qualify for small business rate relief. We would still advise all interested parties to make their own relevant enquiries with council and to confirm the actual rates payable.

LEGAL FEES:

Each party are to be responsible for their own legal costs

VIEWING ARRANGEMENTS:

No direct approach may be made to the property. For an appointment to view, please contact the agent. [Hummerstone & Hawkins T: 0208 303 1061](tel:02083031061)

Please note that property particulars are prepared as a general guide to the property for the convenience of a prospective purchaser or tenant and are intended for people who are familiar with commercial transactions. If you are not sure that you fit this description you should take the relevant independent advice before proceeding further. Whilst every care is taken in their preparation, these particulars are in no way guaranteed to be correct and are made without responsibility on the part of Hummerstone & Hawkins Ltd or the client. They do not obviate the need to make appropriate searches, enquiries and inspections. Statements herein are not to be relied upon as statements or representations of fact; any acquirer must satisfy themselves as to the correctness and any error, omission or mis-description therein shall not affect or annul the sale or be grounds for rescission or compensation. Hummerstone & Hawkins Ltd have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Measurements are approximate and should be verified by an acquirer.

